

PLAN ID: MIDTOWN COTTAGE - Option 4 Double Porch Twin Apartment

DESCRIPTION:

2 LEVEL 1 BED 1 BATH WITH COVERED PORCH
512 SQ. FT. PER FLOOR

APPLICABLE CODES:

RESIDENTIAL CODE: 2015 INTERNATIONAL RESIDENTIAL CODE



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COVER SHEET

A0 GENERAL INFORMATION

A0.1 GENERAL INFORMATION

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A3 SECTIONS & TYPICAL DETAILS

CODE RESEARCH



MIDTOWN COTTAGE
Option 4 Double Porch Twin Apartment
BRYAN, TEXAS

JOB NO.
180012
ISSUE DATE
8/25/20
CD

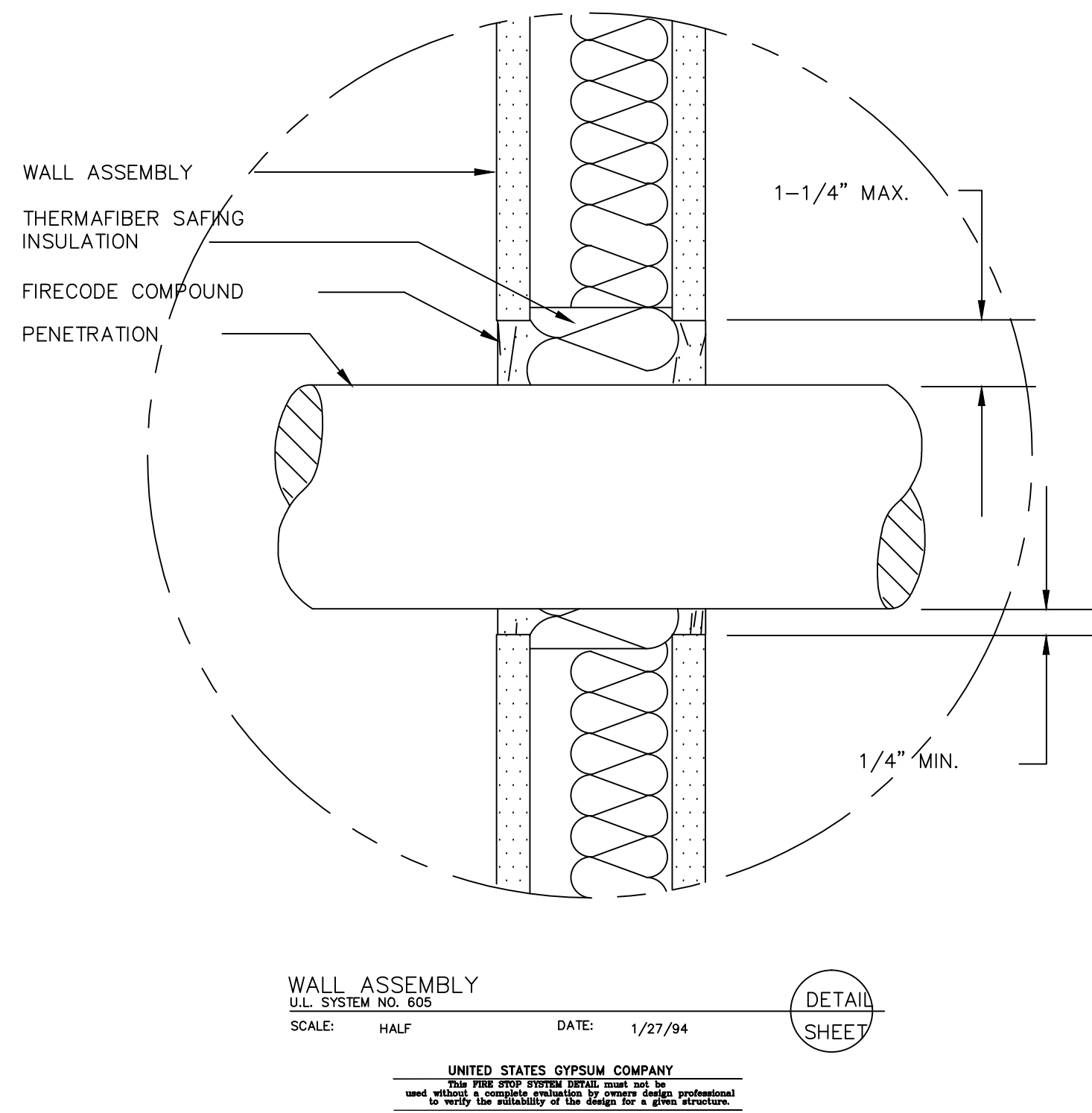
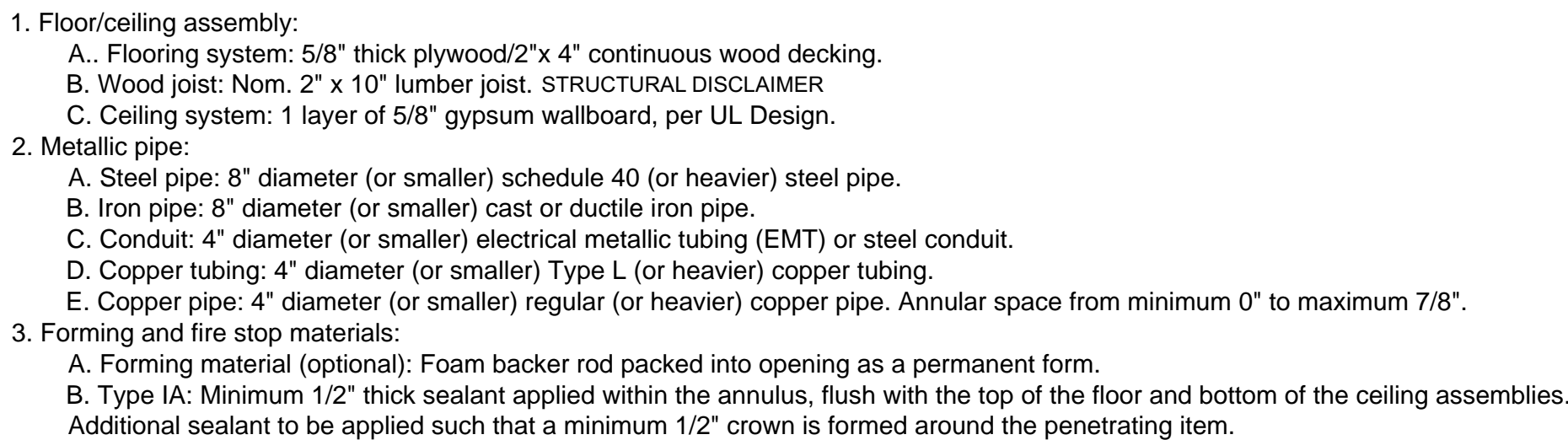
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**Contact the manufacturer for more detailed information on proprietary products.*

RATED ASSEMBLIES REQUIRED BETWEEN MULTIPLE TENANTS



Wall Bracing Simplified

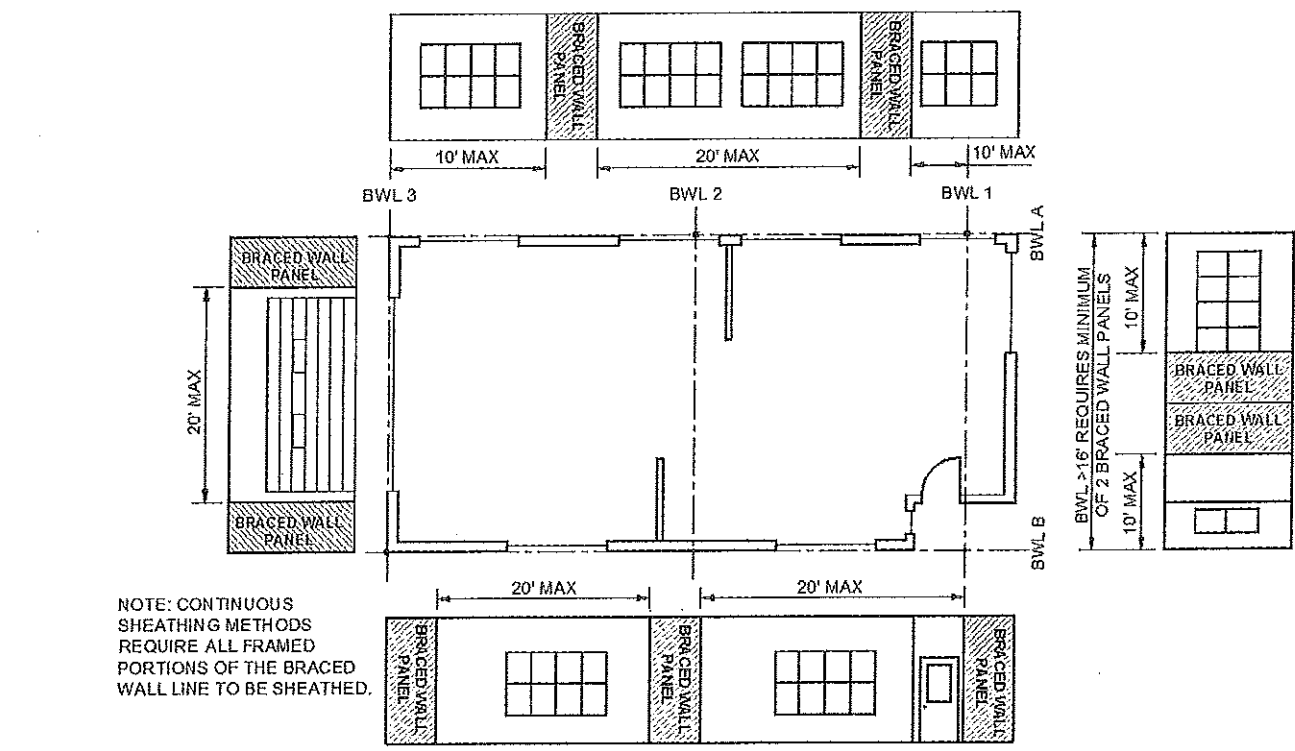
The following options are for narrow wall bracing adjacent to door / window openings and when a 4' braced panel cannot be achieved within 10' of building corners and every 20' of wall length:

Option #1:

Continuous sheathed method (CS-G) R603.10.4:

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 10' plate = 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

WALL CONSTRUCTION



For ST: 1 foot = 304.8 mm.

FIGURE R602.10.2.2
LOCATION OF BRACED WALL PANELS

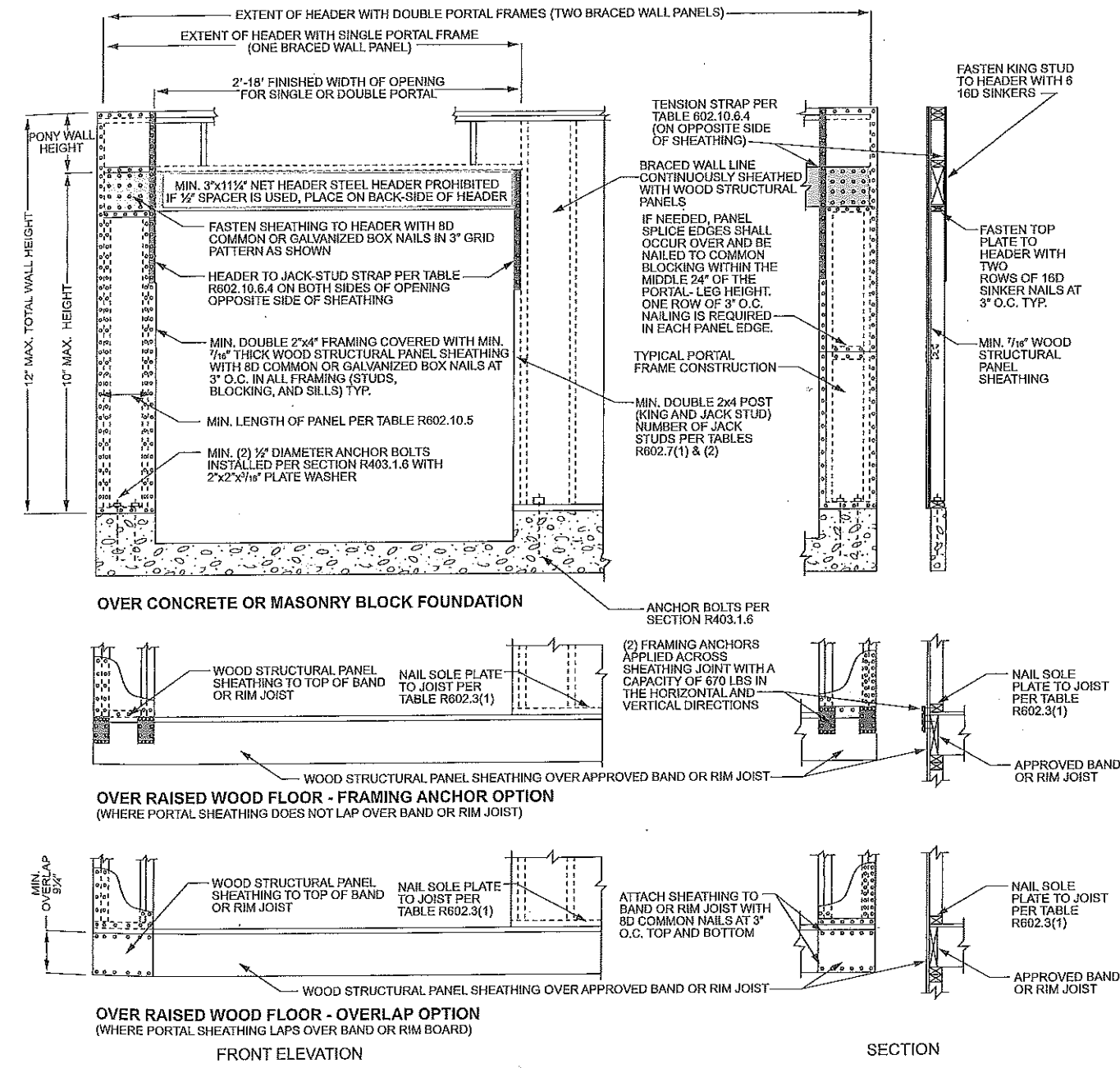
Wall Bracing Simplified

Option # 5

Continuous Sheathed Portal Frame (CS-PF), R602.10.6.4

- 8' plate = 16" wide braced wall panel
- 9' plate = 18" wide braced wall panel
- 10' plate = 20" wide braced wall panel
- 11' plate = 22" wide braced wall panel
- 12' plate = 24" wide braced wall panel

*Special straps required per Figure R602.10.6.4
*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

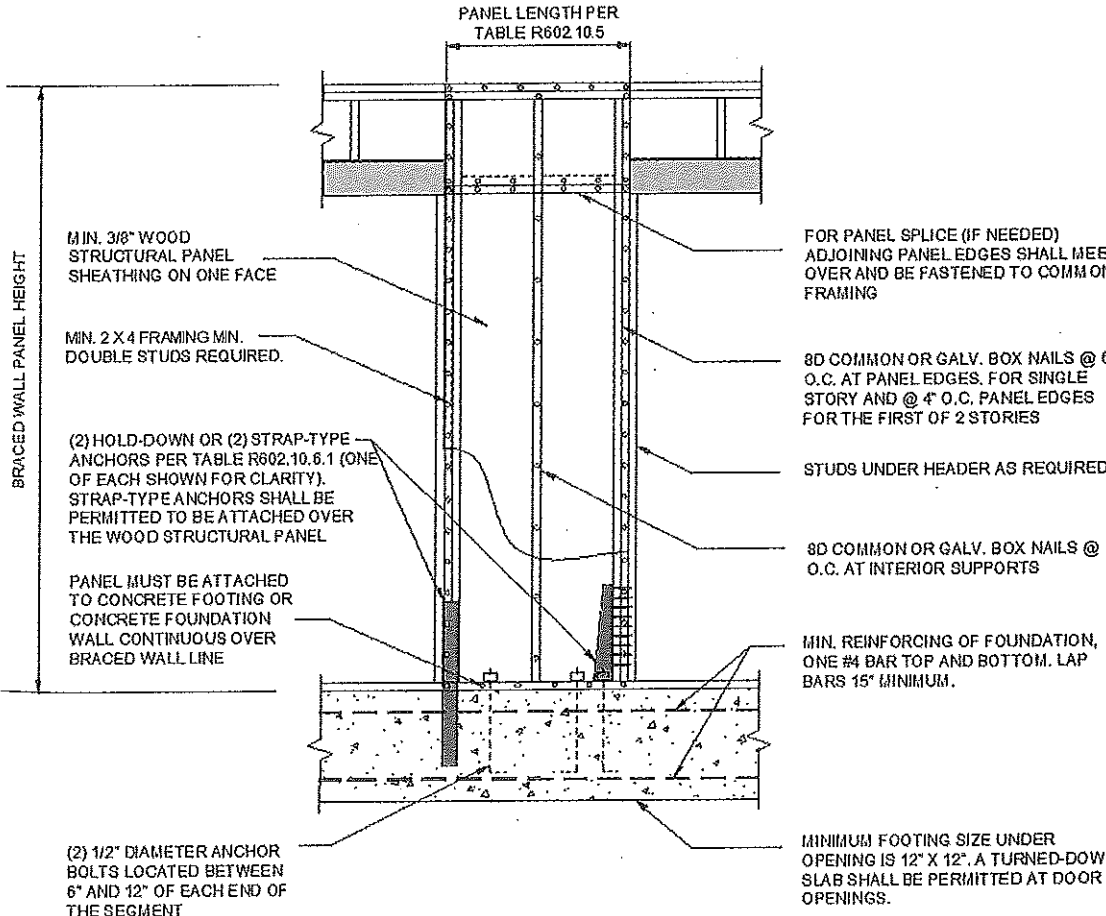
Wall Bracing Simplified

Option #2:

Alternate Braced Wall Panel (ABW) 602.10.6.1:

- 8' plate = 28" wide braced wall panel
- 9' plate = 32" wide braced wall panel
- 10' plate = 34" wide braced wall panel
- 12' plate = 42" wide braced wall panel

*Special straps required per Figure R602.10.6.1
*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm.

FIGURE R602.10.6.1
METHOD ABW—ALTERNATE BRACED WALL PANEL

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Wall Bracing Simplified

Option #3:

Portal Frame with Hold-Downs (PFH), R602.10.6.2:

Supporting roof only:

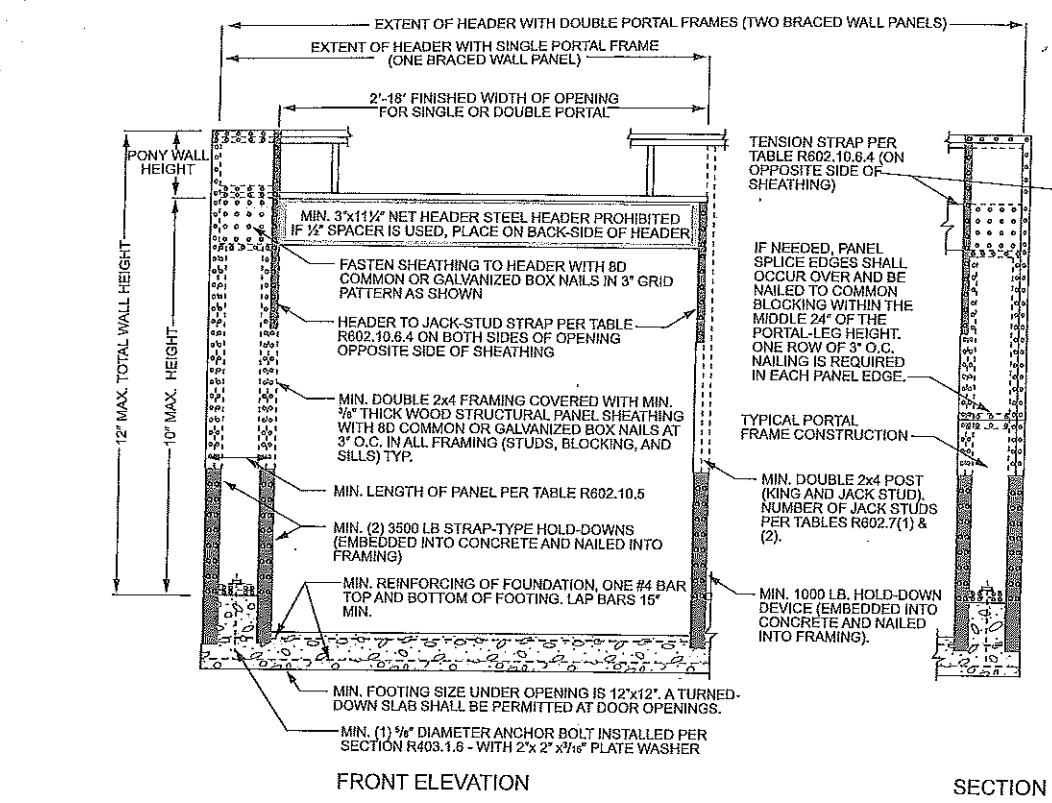
- 8' plate = 16" wide braced wall panel
- 9' plate = 16" wide braced wall panel
- 10' plate = 16" wide braced wall panel
- 11' plate = 18" wide braced wall panel
- 12' plate = 20" wide braced wall panel

Two story:

- 8' plate = 24" wide braced wall panel
- 9' plate = 24" wide braced wall panel
- 10' plate = 24" wide braced wall panel
- 11' plate = 27" wide braced wall panel
- 12' plate = 29" wide braced wall panel

*Special straps required per Figure R602.10.6.2
*Braced wall panels within 10' of corners and every 20' on wall length

WALL CONSTRUCTION



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.2
METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

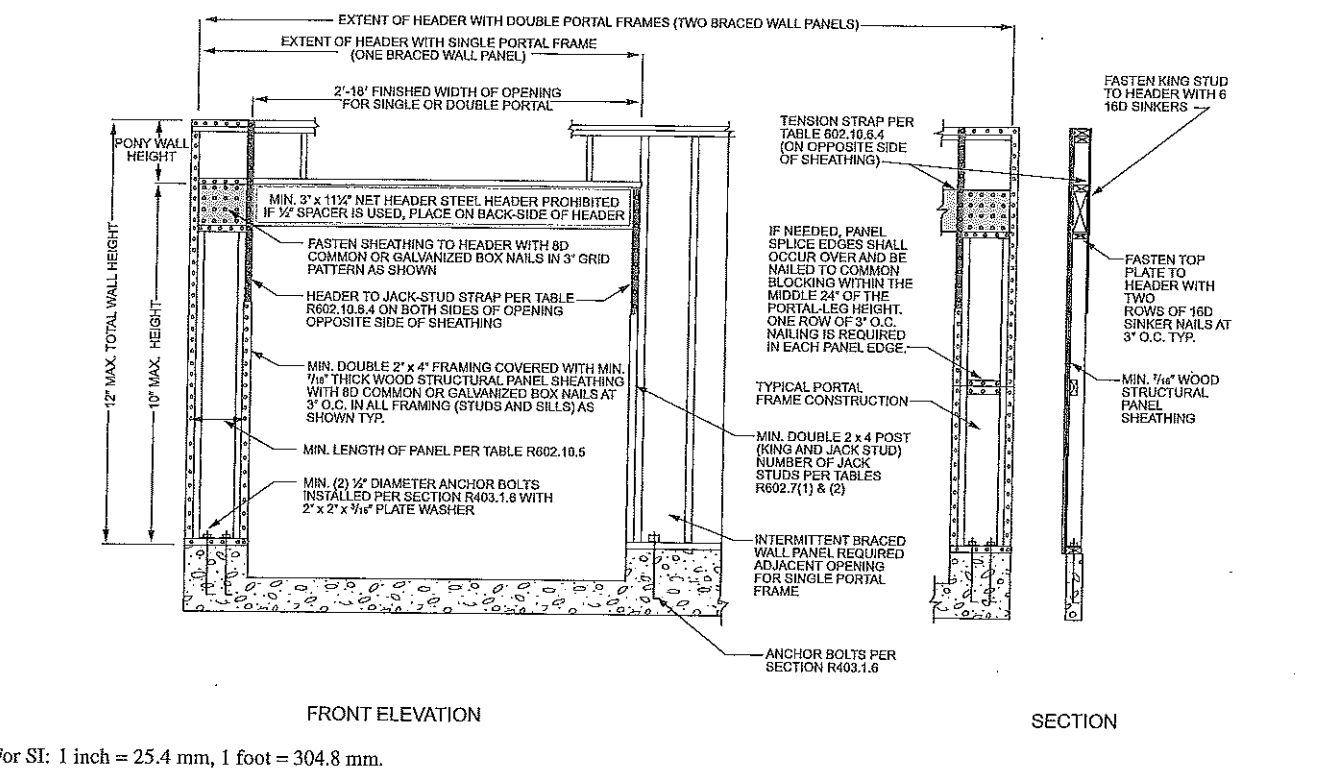
Wall Bracing Simplified

Option #4:

Portal Frame at Garage Opening (PFG), R602.10.6.3

- 8' plate = 24" wide braced wall panel
- 9' plate = 27" wide braced wall panel
- 10' plate = 30" wide braced wall panel
- 11' plate = 33" wide braced wall panel
- 12' plate = 36" wide braced wall panel

*Special straps required per Figure R602.10.6.3
*Braced wall panels within 10' of corners and every 20' on wall length



For ST: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

FIGURE R602.10.6.3
METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C

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Option 3 Two-Story Twin Apartment
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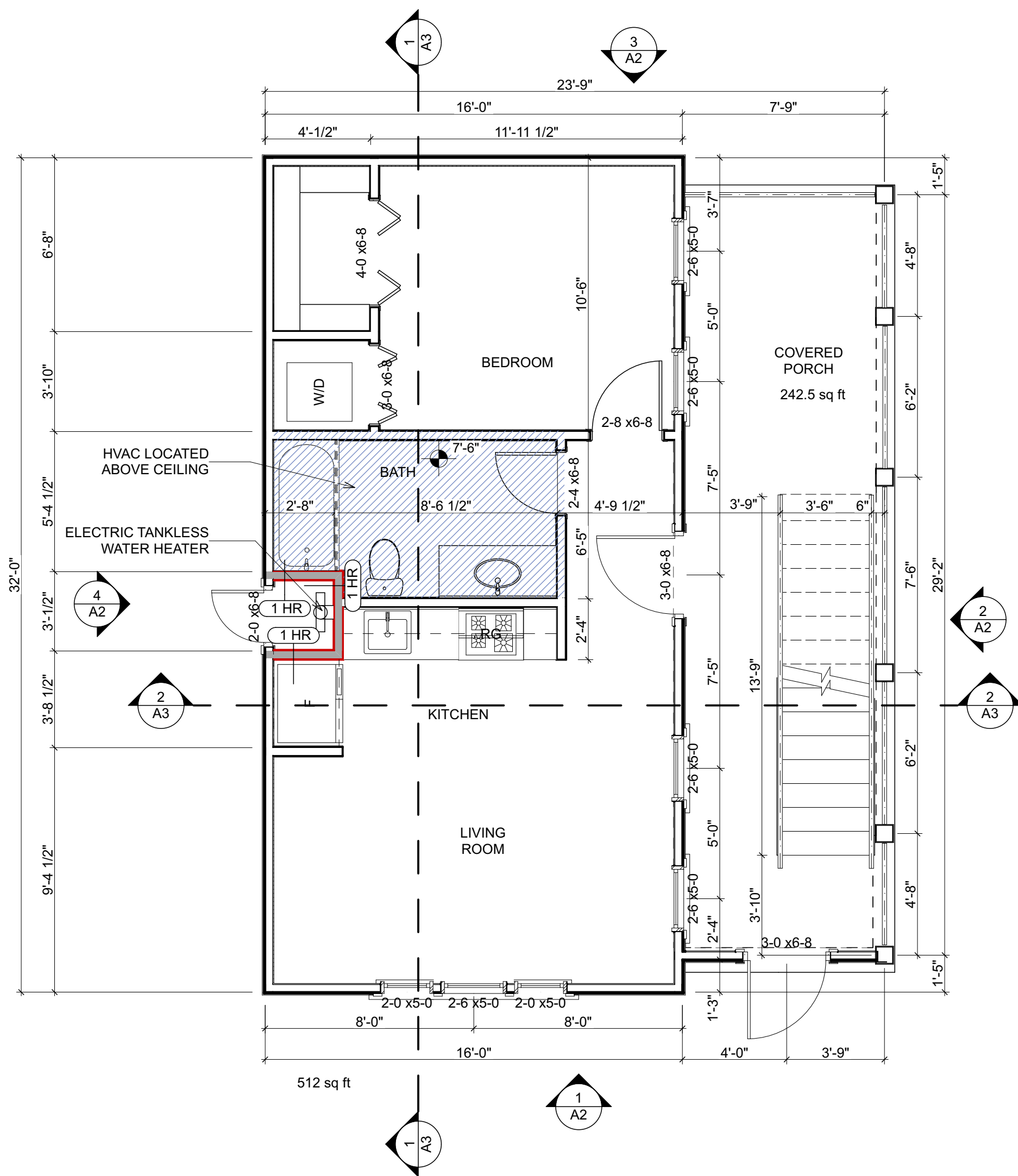
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MINIMUM FOUNDATION STANDARDS

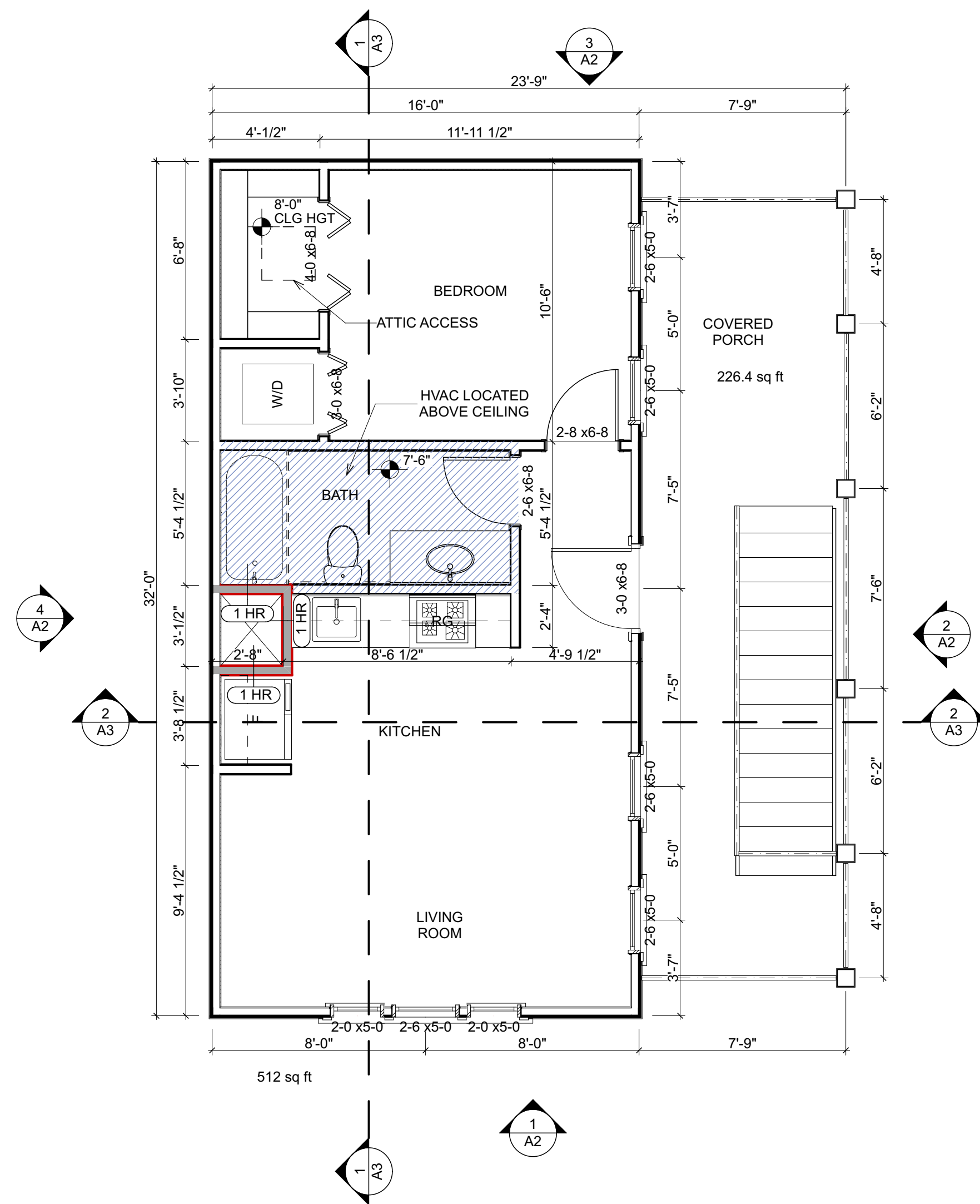
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BUILDING SERVICES
DIVISION

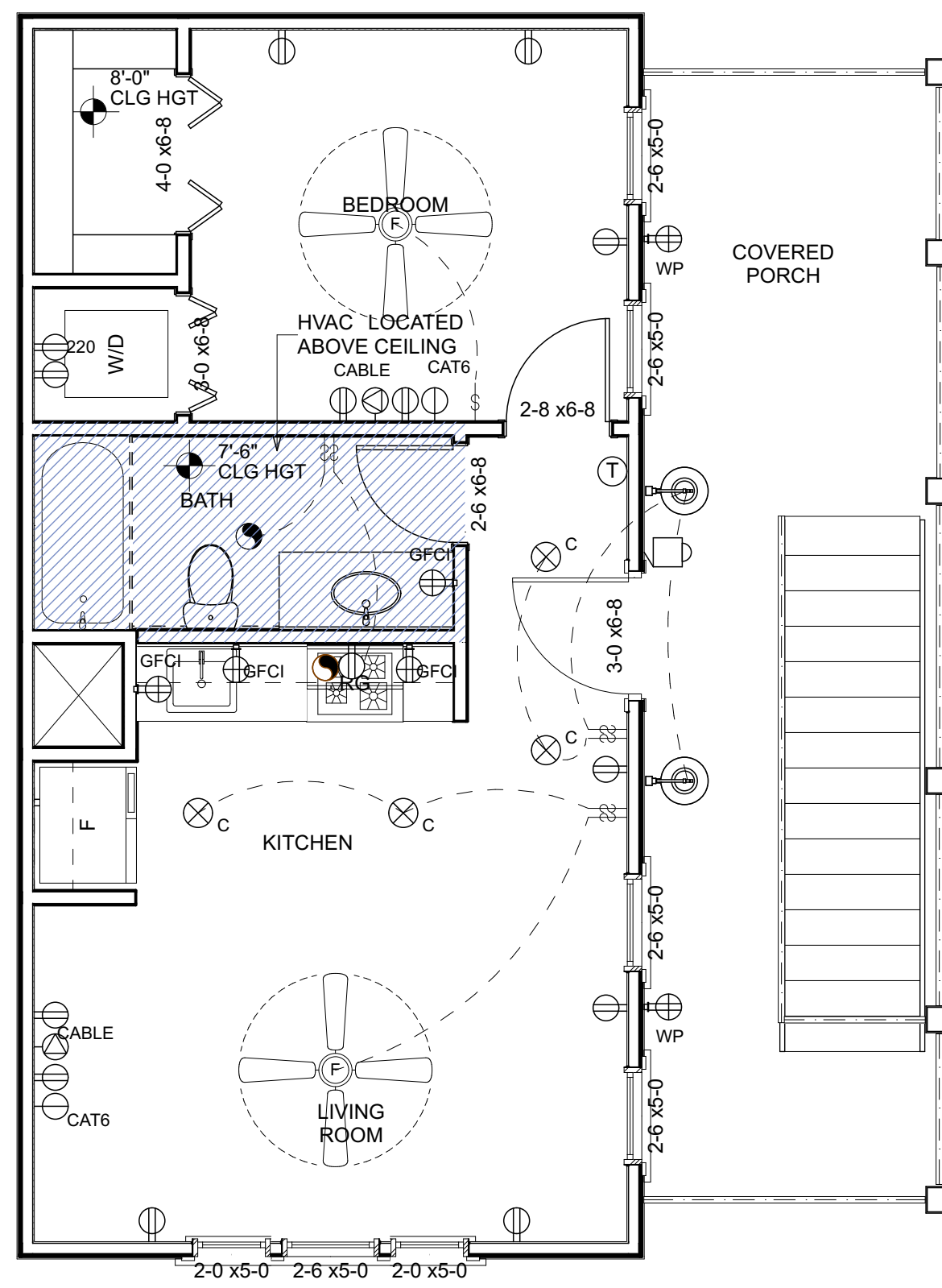
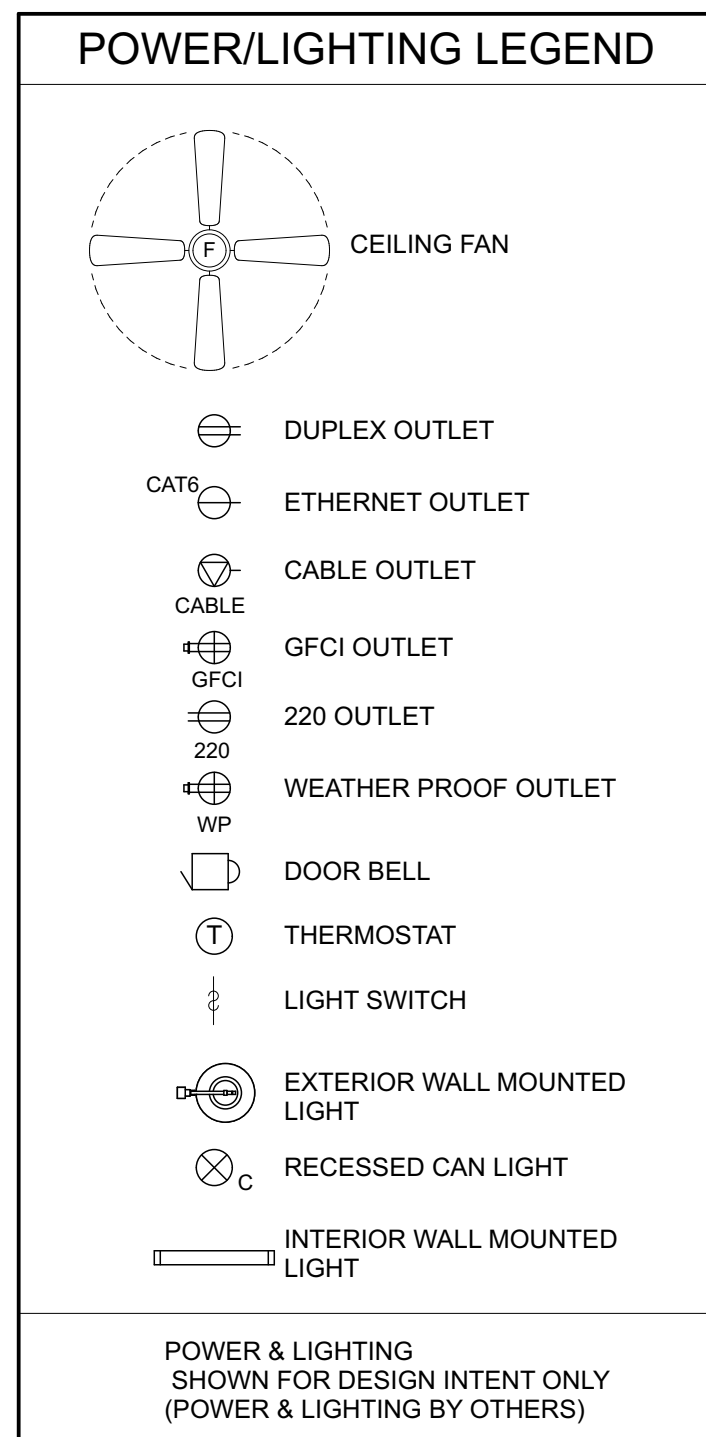
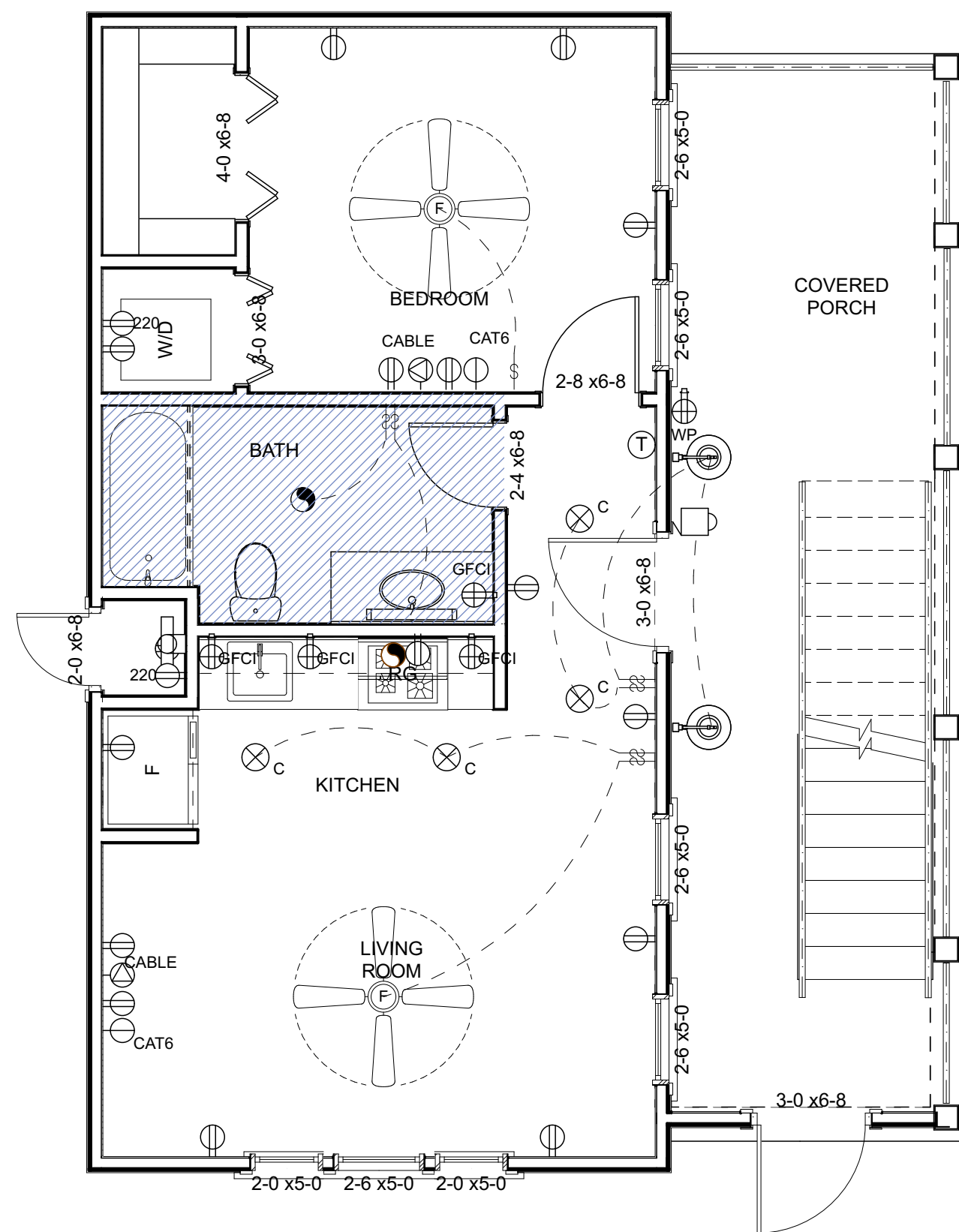
BAR SIZE	MIN. LAP INCHES	MIN. RADIUS OF BENDS
#3	12"	15/16"
#4	18"	1-1/4"
#5	15"	1-9/16"
#6	20"	2-1/4"
#7	26"	2-5/8"
#8	35"	3"



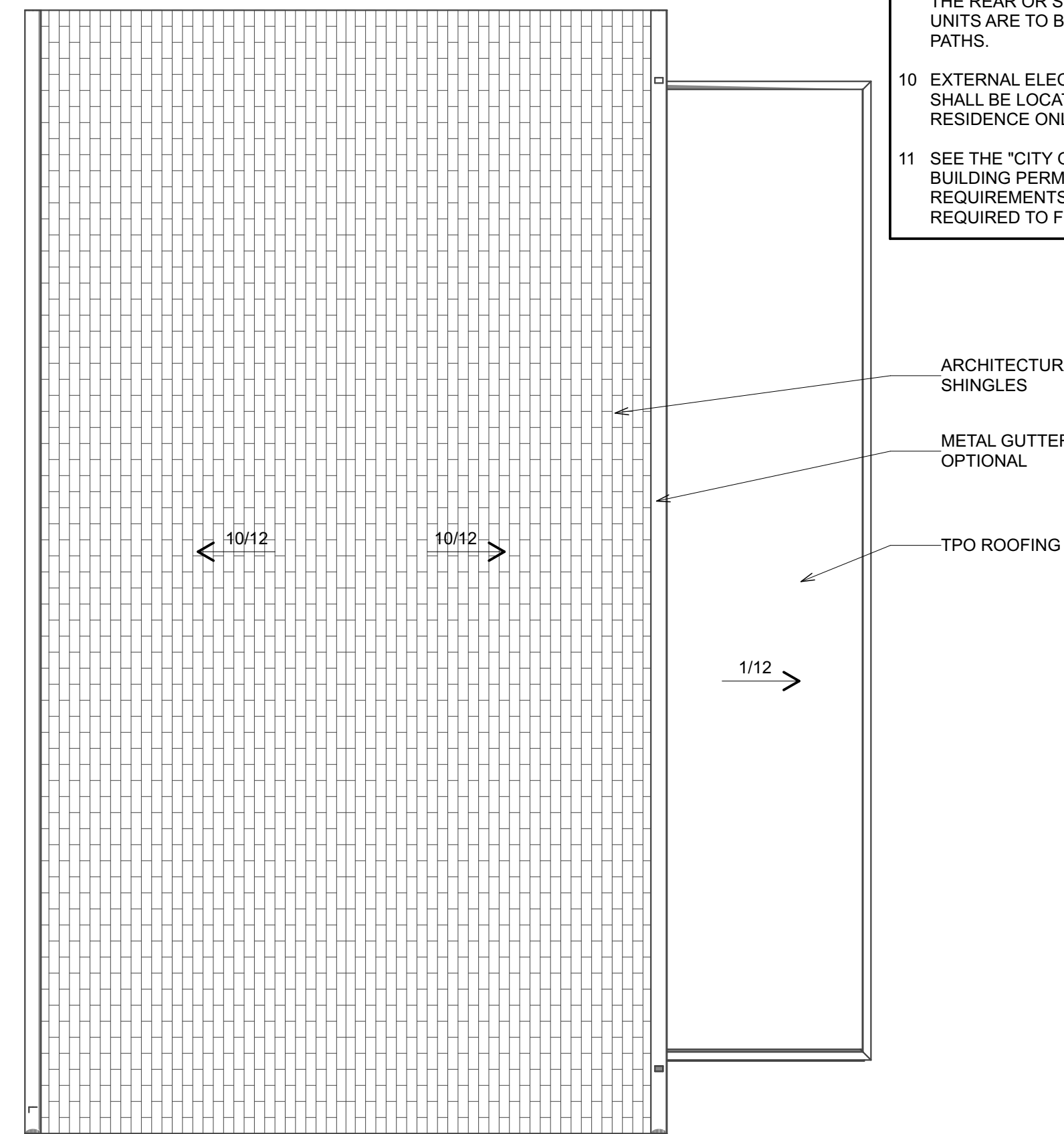
1 2 LEVEL 1 BED-COVERED PORCH FIRST FLOOR
SCALE: 1/4" = 1'-0"



2 2 LEVEL 1 BED-COVERED PORCH SECOND FLOOR
SCALE: 1/4" = 1'-0"



4 TYPICAL POWER/LIGHTING SECOND FLOOR COVERED PORCH
SCALE: 1/4" = 1'-0"



6 2 LEVEL 1 BED-COVERED PORCH ROOF PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND

- SHADED WALLS INDICATE FIRE RATED WALL CONSTRUCTION TO SEPARATE UNITS. SEE WALL TAG ON FLOOR PLAN FOR NUMBER OF HOURS WALL IS REQUIRED TO BE RATED FOR. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.
- SHADED FLOOR AREA INDICATES 2 HOUR FIRE RATED FLOOR CONSTRUCTION TO SEPARATE UNITS. SEE SHEET A0 FOR DETAILS ON RATED ASSEMBLY.
- SHADED FLOOR AREA INDICATES AREAS WITH EITHER A DROPPED CEILING OR A SOFFIT FRAMED AT 7'-6" ABOVE FINISH FLOOR TO ACCOMMODATE AN ABOVE CEILING H.V.A.C. UNIT & DUCTWORK TO SERVE ADJACENT ROOMS.

GENERAL NOTES

- LOCATE AND MARK ALL UTILITY, SERVICE AND SYSTEMS LOCATIONS PRIOR TO COMMENCEMENT OF WORK. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITY COMPONENTS.
- DIMENSIONS ARE SHOWN TO BE FACE OF NOMINAL STUDS, MASONRY VENEER AND TO THE CENTERLINES OF DOORS, WINDOWS AND COLUMNS. (UNLESS NOTED OTHERWISE)
- PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED TO INSTALL CABINETS, HANDRAILS, TOILET ACCESSORIES, ADA ACCESSIBLE ACCESSORIES PER FAIR HOUSING REQUIREMENTS, ETC.
- FINISH MATERIALS ARE TO BE INSTALLED BEHIND AND BENEATH APPLIANCES, KNEE SPACES, MOVE-ABLE EQUIPMENT, ETC...
- COORDINATE EQUIPMENT ROUGH OPENING SIZES AND LOCATIONS WITH THE RESPECTIVE EQUIPMENT.
- INSTALL INTERIOR DOORS SUCH THAT THERE IS A 4" CLEAR ON THE HINGE SIDE OF THE DOOR TO ADJACENT FINISHED WALL SURFACE (UNLESS NOTED OTHERWISE).
- NOTE: BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TEXAS ACCESSIBILITY STANDARDS AND ICC/ANSI A 117.1. GROUND FLOOR DWELLING UNITS TO COMPLY WITH FAIR HOUSING (FH) REQUIREMENTS. NOTE THAT FH REQUIREMENTS VARY DEPENDING ON THE NUMBERS OF UNITS PER SITE WITH MULTIPLE BUILDINGS
- FOUNDATION PLAN AND DETAILS (PLANS TO SHOW COMPLIANCE WITH CITY OF BRYAN MINIMUM FOUNDATION STANDARDS OR AN APPROVED ENGINEERED DESIGN PRIOR TO CONSTRUCTION) SEE SHEET A0.1
- EXTERNAL HVAC UNITS WILL BE INSTALLED ON THE REAR OR SIDES OF RESIDENCE ONLY. UNITS ARE TO BE PLACED OUT OF CRITICAL PATHS.
- EXTERNAL ELECTRICAL PANEL LOCATIONS SHALL BE LOCATED ON THE REAR OR SIDES OF RESIDENCE ONLY.
- SEE THE "CITY OF BRYAN RESIDENTIAL BUILDING PERMIT APPLICATION REQUIREMENTS" FOR LIST OF DETAILS REQUIRED TO FINISH THIS SET OF DRAWINGS.

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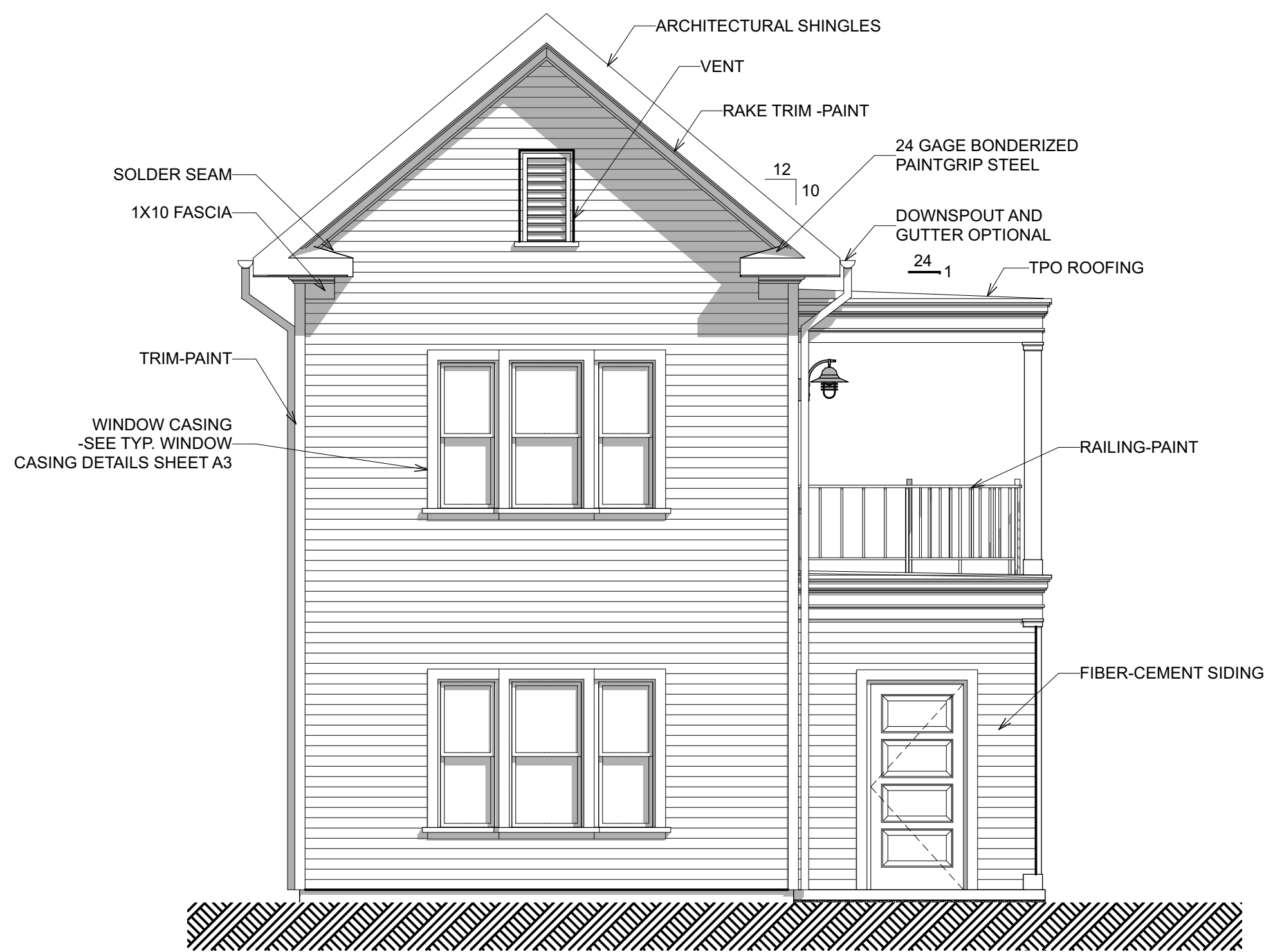
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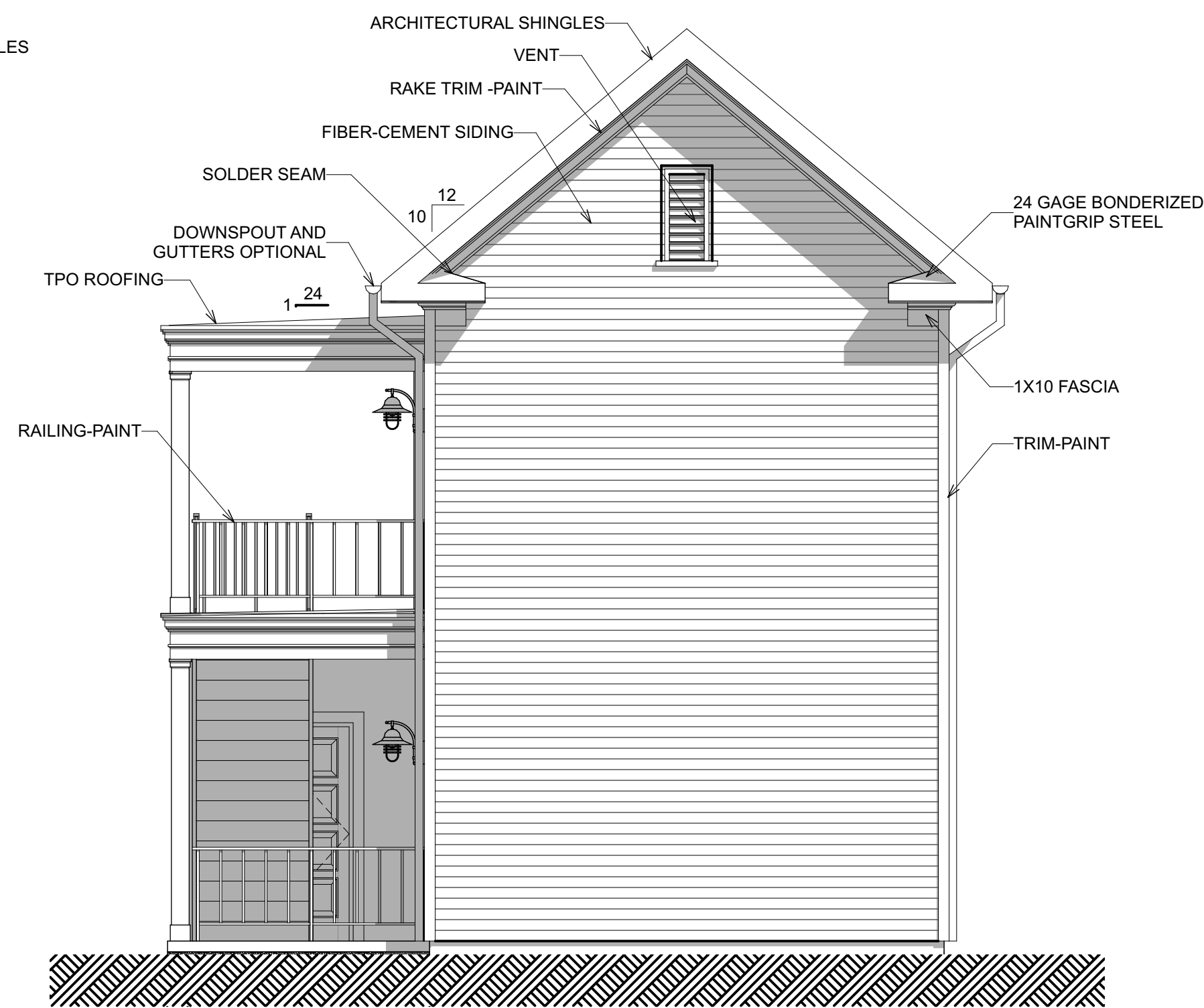
NOTE: REFER TO ATTACHED SPECIFICATIONS
SECTION 09900 EXTERIOR PAINTS AND
COATINGS FOR ALL EXTERIOR FINISHES.



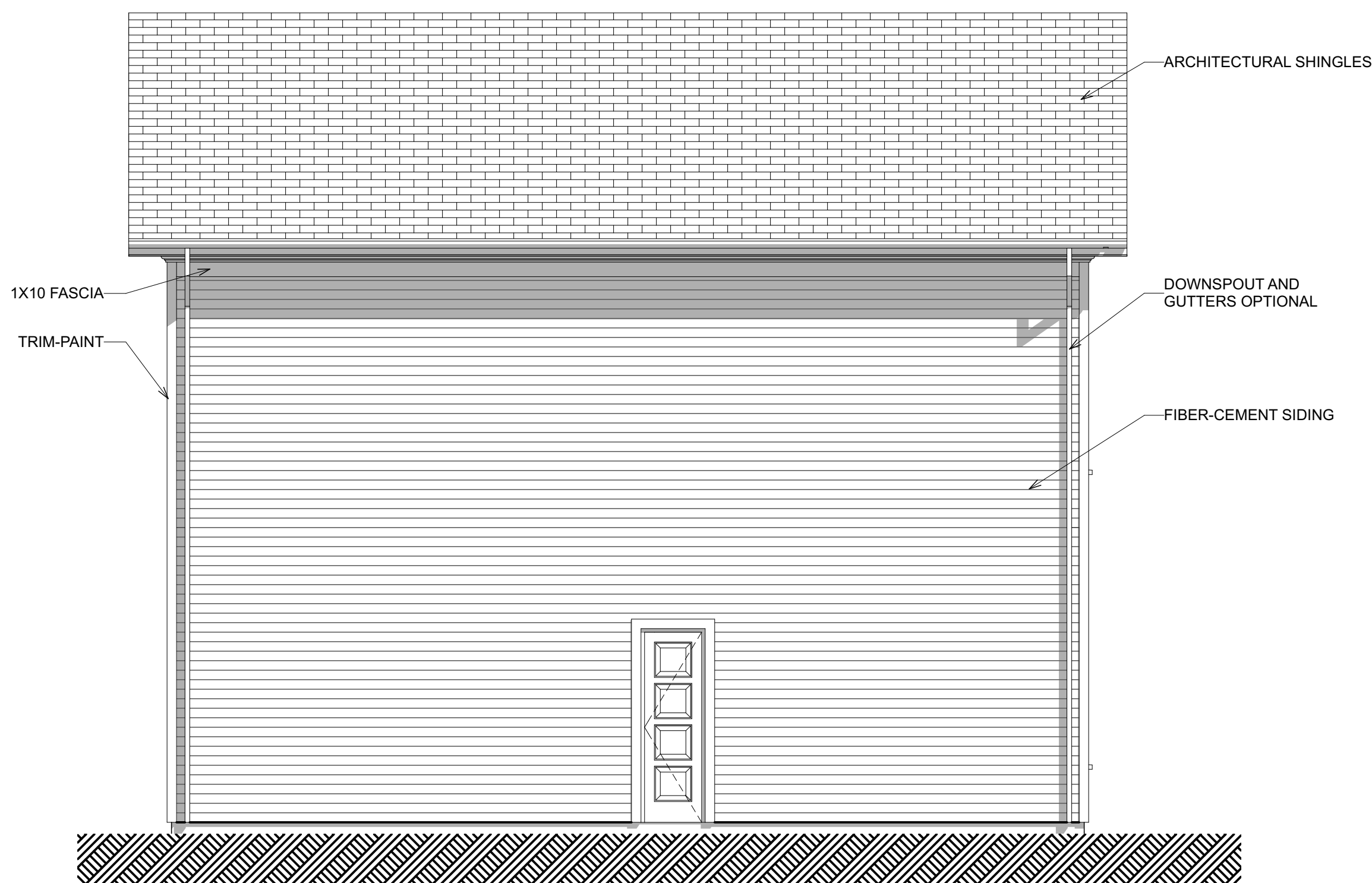
1 LEFT ELEVATION - STACKED UNIT W/ COVERED PORCH
SCALE: 1/4" = 1'-0"



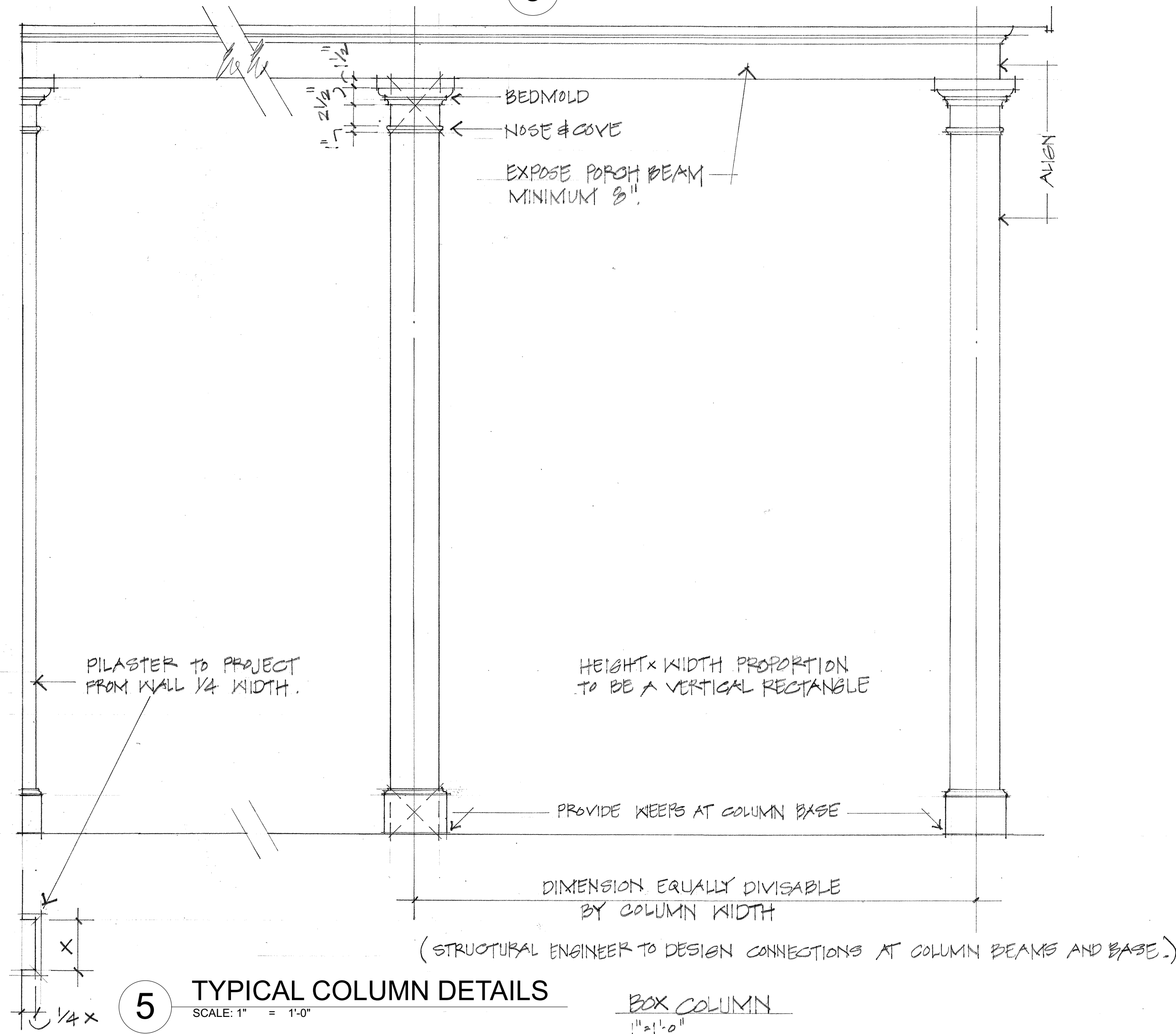
2 FRONT ELEVATION - STACKED UNIT W/ COVERED PORCH
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION - STACKED UNIT W/ COVERED PORCH
SCALE: 1/4" = 1'-0"



4 BACK ELEVATION - STACKED UNIT W/ COVERED PORCH
SCALE: 1/4" = 1'-0"



5 TYPICAL COLUMN DETAILS
SCALE: 1" = 1'-0"

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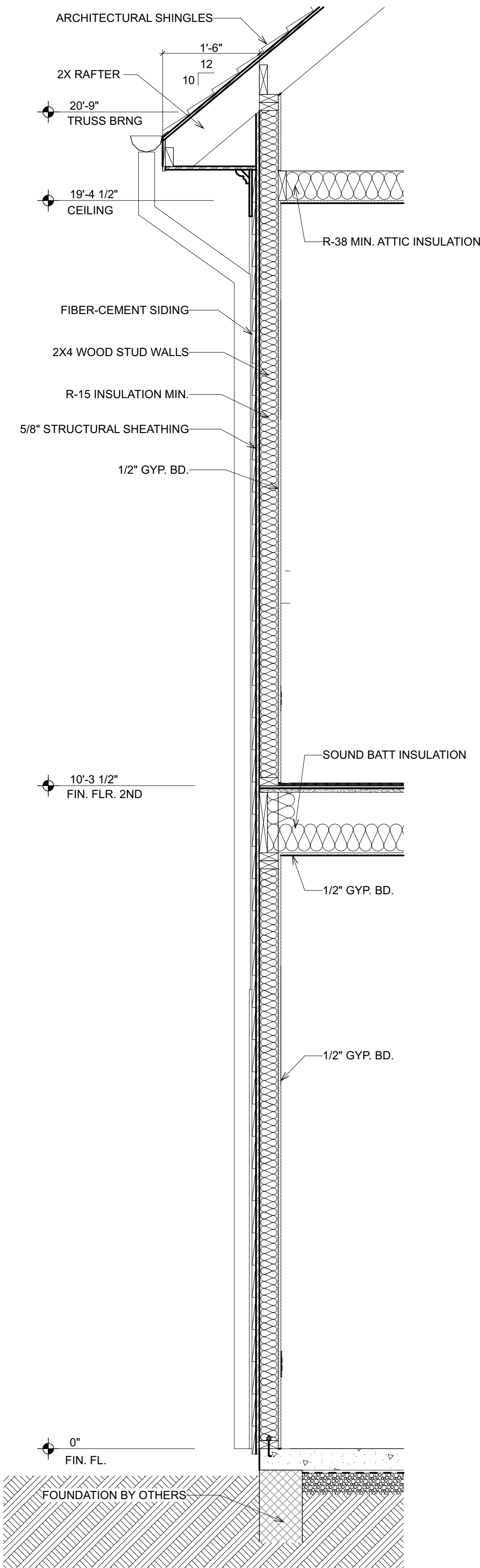
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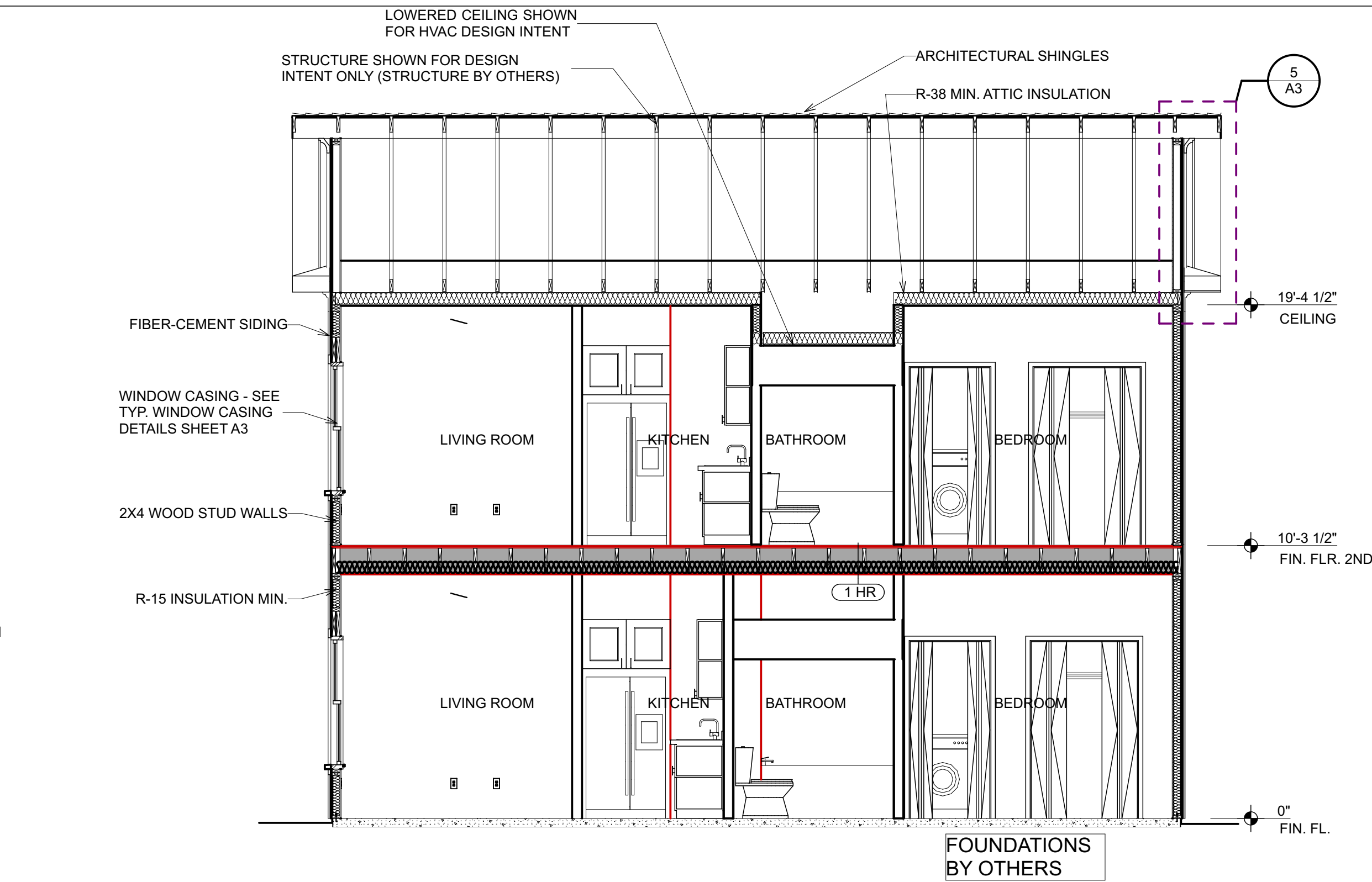
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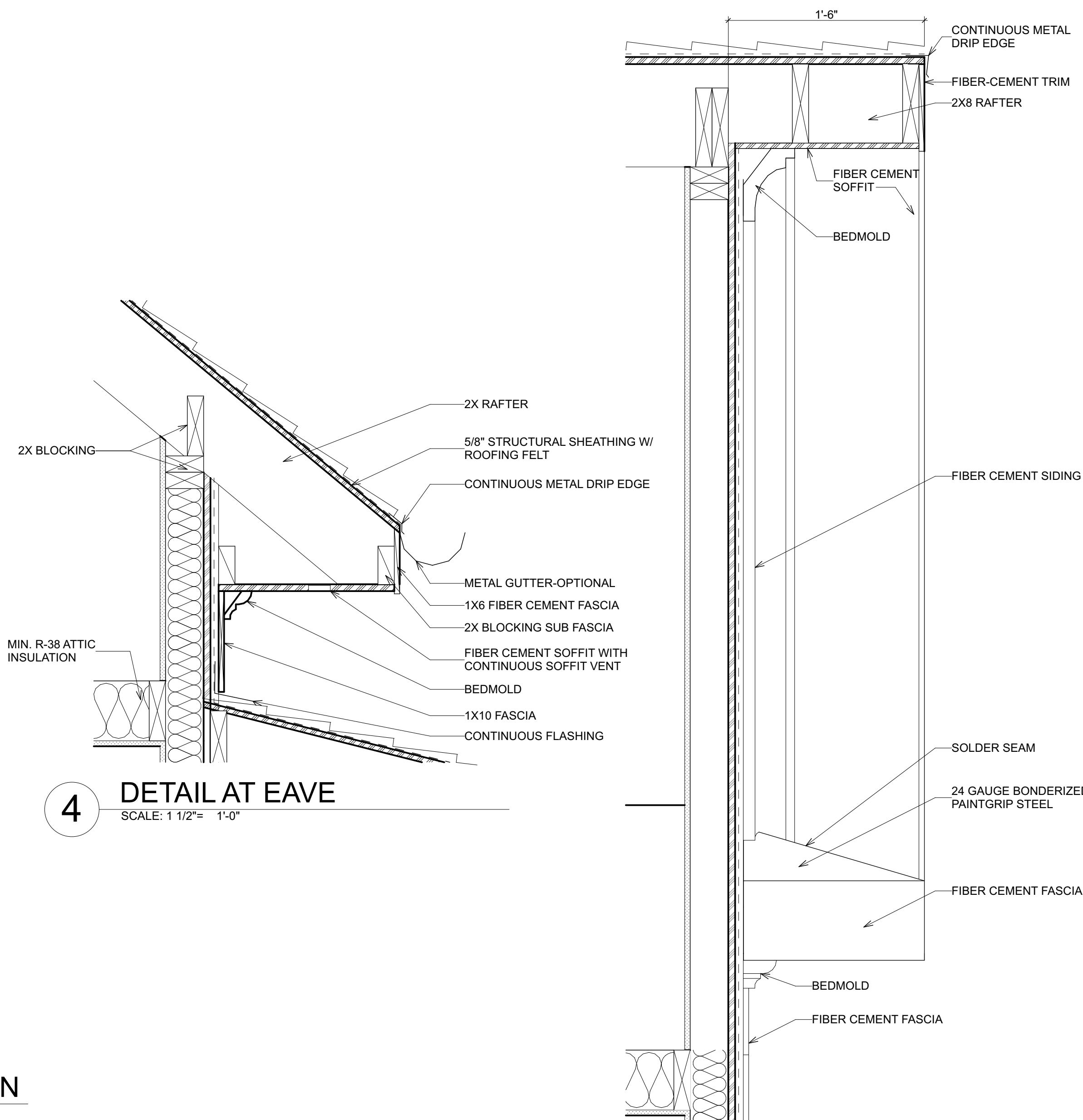
NOTE: REFER TO ATTACHED SPECIFICATIONS
SECTION 09900 EXTERIOR PAINTS AND
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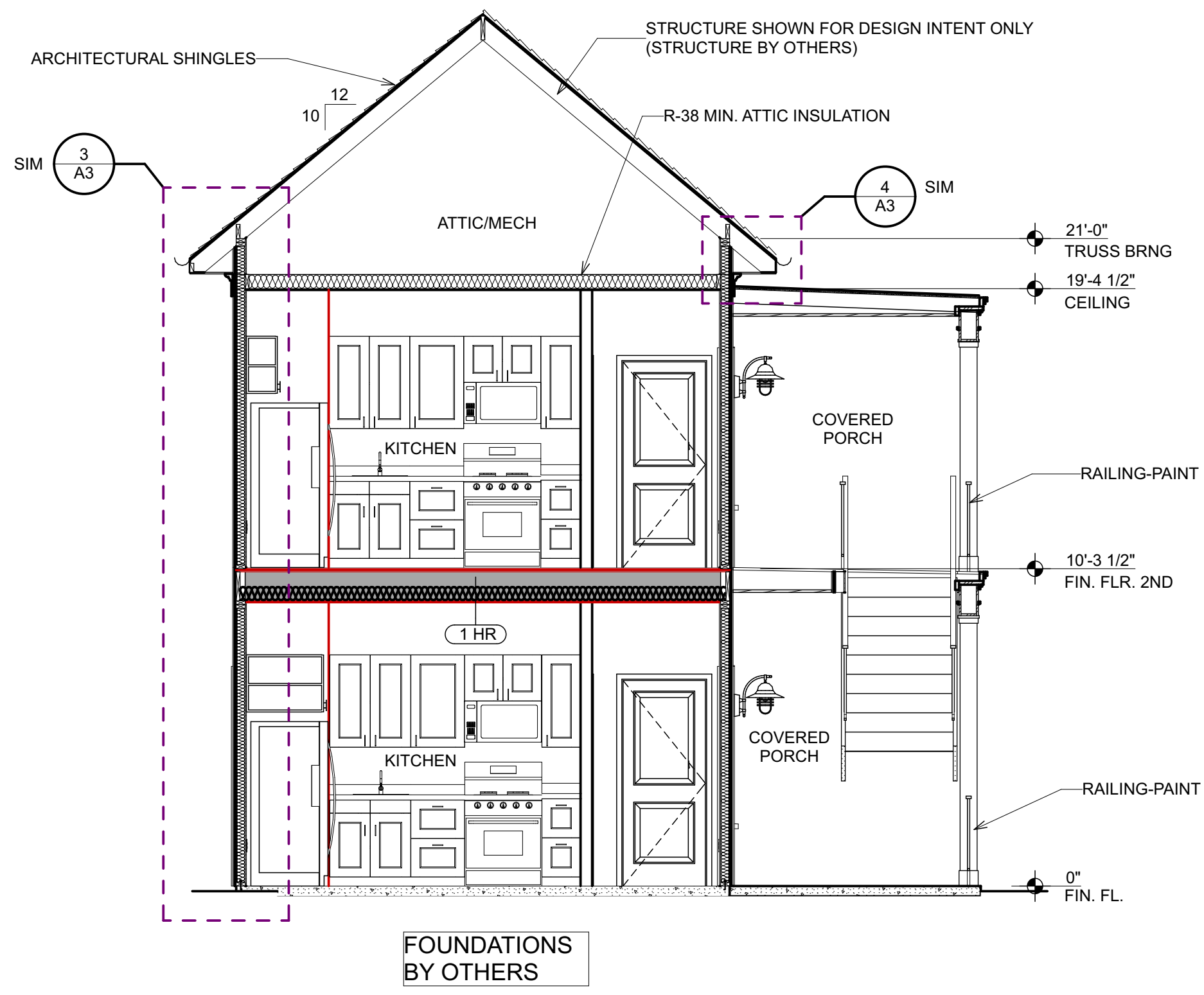
3 TYPICAL 2 LEVEL WALL SECTION
SCALE: 3/4" = 1'-0"



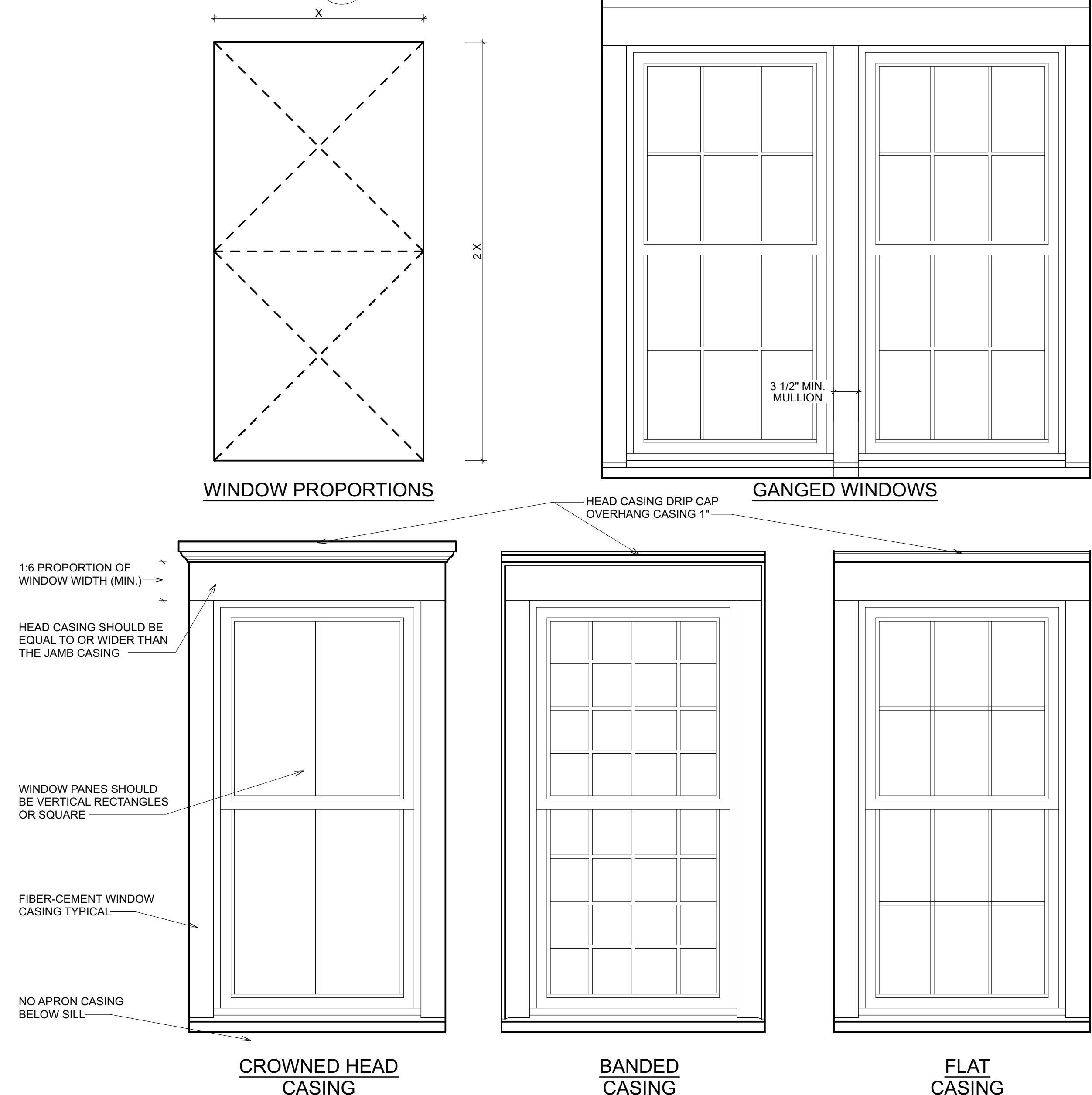
1 LONGITUDINAL SECTION-2 LEVEL 1 BED
SCALE: 1/4" = 1'-0"



5 DETAIL AT GABLE END
SCALE: 1 1/2" = 1'-0"



2 CROSS SECTION-2 LEVEL 1 BED
SCALE: 1/4" = 1'-0"



6 TYPICAL WINDOW CASING DETAILS
SCALE: 1" = 1'-0"